

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA**

Name of Debtor: **Vidal Aldaz Guitierrez  
Juana Aldaz**

Case No. **13-44516**

**CHAPTER 13 PLAN**

YOU WILL BE NOTIFIED OF THE DATE, TIME, AND LOCATION OF A HEARING TO CONFIRM THIS PLAN AND OF THE DEADLINE TO OBJECT TO ITS CONFIRMATION. IN THE ABSENCE OF A TIMELY WRITTEN OBJECTION, THIS PLAN MAY BE CONFIRMED. IT WILL BE EFFECTIVE UPON ITS CONFIRMATION.

**Section 1. Plan Payments and Plan Duration**

**1.01 Plan payments.** To complete this plan, Debtor shall:

**a.** Pay to Trustee \$ 100.00 per month for 6 months from the following sources: (describe, such as wages, rental income, etc.): Social Security Income and Rental Income

Debtor shall after \_\_\_\_\_ months, increase the monthly payment to \$ \_\_\_\_\_ for \_\_\_\_\_ months.

**b.** In addition to the foregoing monthly payments, pay to Trustee \$ 12,620.00 from the following sources on the dates indicated:

Date(s): \$12,620.00 lumpsum payment in month 6

Source(s): Proceeds from sale of 619 - 15th Street, Oakland ,CA

**c.** The monthly plan payments will continue for months unless all allowed unsecured claims are fully paid within a shorter period of time. This plan cannot propose monthly payments beyond 60 months.

**Section 2. Claims and Expenses**

**2.01.** With the exception of any post-petition direct payments to be made by Debtor, the payments required by Sections 2.04, 2.05, 2.07, 2.08, 2.10 and 3.01 will not be made pursuant to this plan unless a timely proof of claim is filed by or on behalf of a creditor, including a secured creditor.

**2.02.** The proof of claim, not this plan or the schedules, shall determine the amount and classification of a claim unless the court's order on a claim objection, valuation motion, lien avoidance motion, or adversary proceeding judgment affects the amount or classification of a claim.

**2.03.** Trustee's fees shall be paid pursuant to 28 U.S.C. §586(e). Debtor's attorney of record was paid \$ 4,725.00 before the Chapter 13 case was filed. By separate order or in accordance with applicable Guidelines, additional fees of \$ 1,275.00 shall be paid through this plan by Trustee after confirmation of this plan.

**Secured Claims**

**2.04. Class 1: All delinquent secured claims that are not modified by this plan.** Class 1 claims are delinquent and other than the curing of any arrearages, are not modified by this plan. Debtor or a third party (\_\_\_\_) shall directly make all post-petition payments on Class 1 claims.

**a. Cure of arrearages.** Trustee shall pay in full all allowed pre-petition arrearages on Class 1 claims.

**b. Application of payments.** The arrearage payment may include interest. If the provision for interest is left blank, interest will not accrue. The arrearage payment must be applied to the arrearages. If this plan provides for interest on arrearages, the arrearage payment shall be applied first to such interest, then to arrearages.

Class 1 Creditor's Name/ Collateral Description	Amount of Arrearages	Interest Rate on Arrearages (0% unless otherwise stated)	Fixed Arrearage Payment	Payment Start Date (Start date will be a specific month during the plan)
1. City Realty and Investments 2 Single Family Residences  1877 Oakdale Avenue, SF, CA 94124	3,000.00	0.00%	3,000.00	6

Class 1 Creditor's Name/ Collateral Description	Amount of Arrears	Interest Rate on Arrears (0% unless otherwise stated)	Fixed Arrearage Payment	Payment Start Date (Start date will be a specific month during the plan)
1879 Oakdale Avenue, SF, CA 94124				
2. Nationstar Mortgage LI Duplex  1880 and 1882 Oakdale Avenue, SF, CA 94124	1,604.00	0.00%	1,604.00	6
3. Ocwenloans Single Residence  1884 Oakdale Avenue, Oakdale Avenue, SF, CA 94124	3,013.66	0.00%	3,013.66	6

**2.05. Class 2: All secured claims that are modified by this plan.**

- a. **Payment of claim.** Trustee shall satisfy each Class 2 claim by paying the amount specified below as the monthly payment. Subject to Section 2.05(c), Class 2 claims will be paid in full. The payment of a Class 2 claim shall not include interest unless otherwise specified. If Debtor does not intend to satisfy a Class 2 claim by periodic payments, Debtor shall check this box ☐ and provide for this claim in Additional Provisions.
- b. **Adequate protection payments.** Before confirmation, Trustee shall pay each allowed Class 2 claim secured by a purchase money security interest in personal property an adequate protection payment as required by 11 U.S.C. §1326(a)(1)(C). As required by 11 U.S.C. §1325(a)(5)(B)(iii), equal monthly payments must be no less than the adequate protection payment.
- c. **Claim amount.** The amount of a Class 2 claim is determined by applicable nonbankruptcy law. If applicable bankruptcy law authorizes a debtor to reduce a secured claim, Debtor may reduce the claim to the value of the collateral securing it by filing, serving, and prevailing on a motion or adversary proceeding to determine the value of that collateral. If this plan proposes to reduce a claim based upon the value of collateral, Debtor shall file this motion or adversary proceeding and have it decided before plan confirmation.
- d. **Lien retention.** Each Class 2 creditor shall retain its existing lien as permitted under applicable bankruptcy law.

Class 2 Creditor's Name/Collateral Description (No Reduction in Collateral Value)	Purchase Money Interest - Personal Property? Y/N	Estimated Amount of Claim	Interest Rate (0% unless otherwise stated)	Monthly Payment
-NONE-				

Class 2 Creditor's Name/Collateral Description (Reduction in Collateral Value)	Reduced Value of Collateral	Interest Rate (0% unless otherwise stated)	Monthly Payment
-NONE-			

**2.06. Class 3: All secured claims for which the collateral is being surrendered.** Upon confirmation of this plan, the automatic stay is modified to allow a Class 3 secured claim holder to exercise its rights against its collateral.

Class 3 Creditor's Name	Collateral to be Surrendered
1. Alameda County Tax Collector - 17th	10 Unit Apartment Building 2344 East 17th Street, Oakland, CA 94606
2. Bruce Amos - 17th Street	10 Unit Apartment Building 2344 East 17th Street, Oakland, CA 94606
3. City of Oakland - 17th St.	10 Unit Apartment Building 2344 East 17th Street, Oakland, CA 94606

Class 3 Creditor's Name	Collateral to be Surrendered
4. County of Alameda	10 Unit Apartment Building 2344 East 17th Street, Oakland, CA 94606
5. Louis Sosa - 17th Street Property	6 Unit Apartment Building 619 15th Street, Oakland, CA 94612

**2.07. Class 4: All other non-delinquent secured claims.** Class 4 claims are not delinquent and are not modified by this plan. Debtor or a third party (\_\_\_\_) shall directly make all post-petition payments on Class 4 claims.

Class 4 Creditor's Name/Collateral Description	Monthly Contract Installment
-NONE-	

**2.08.** The deed of trust with \_\_\_\_\_ ("Creditor") encumbers real property located at \_\_\_\_\_, securing a loan that is the subject of a loan modification application (the "Application"). The monthly payment listed below represents the projected payment under the Application, and may not be the payment when the Application is approved or denied. Notwithstanding Section 2.04, and except as otherwise provided in this plan, Trustee will not pay any pre-petition arrears claimed by Creditor while the Application is proposed or pending.

- a. If Creditor approves the Application, the monthly payment Debtor shall directly make will be the amount approved by Creditor.
- b. If the approved Application changes the amount of arrears that otherwise would be paid under Section 2.04, alters any plan payment to be made to Trustee, or adversely affects the amount to be paid to claimants in Section 2.12, Debtor shall file an amended plan reflecting such changes within 14 days of receipt of written notification of approval of the Application.
- c. If Creditor denies the Application, Debtor shall file an amended plan providing for appropriate treatment of pre-petition and post-petition arrears, or the surrender of the property within 14 days of receipt of written notification of denial of the Application.
- d. If Debtor fails timely to file an amended plan, Debtor shall be deemed to be in material default under this plan and the remedies described in Section 4.02 shall be available to Trustee or Creditor.

Class 4 Creditor's Name/Collateral Description	Monthly Contract Installment	Monthly Modification Installment
-NONE-		

**2.09.** Secured claims not listed as Class 1, 2, 3, or 4 claims are not provided for by this plan, and Trustee shall not make any disbursements on such claims. The failure to provide for a secured claim in one of these classes may be cause to terminate the automatic stay as to that claim holder.

#### Unsecured Claims

**2.10. Class 5: Unsecured claims entitled to priority pursuant to 11 U.S.C. §507.** Trustee shall pay in full Class 5 claims, whether or not listed below, unless a claim holder agrees to accept less or 11 U.S.C. §1322(a)(4) is applicable. If 11 U.S.C. §1322(a)(4) applies, the claim holder and the treatment of the claim shall be specified in the Additional Provisions. Notwithstanding any other provision in this plan, Debtor shall directly pay all domestic support obligations and all loan payments to a retirement or thrift savings plan that are due and payable post-petition, regardless of whether this plan is confirmed or a proof of claim is filed.

Class 5 Creditor's Name	Type of Priority	Estimated Claim Amount
1. Internal Revenue Service	Taxes and certain other debts	3,000.00

**2.11. Class 6: Designated unsecured claims that will be paid in full even though all other nonpriority unsecured claims may not be paid in full.**

Class 6 Creditor's Name	Reason for Special Treatment	Estimated Claim Amount
-NONE-		

**2.12. Class 7: All other unsecured claims.** These claims, including the unsecured portion of secured recourse claims not entitled to priority, total approximately \$0.00. The funds remaining after disbursements have been made to pay all administrative expense claims and other creditors provided for in this plan are to be distributed on a pro-rata basis to Class 7 claimants.

[select one of the following options:]

☒ **Percent Plan.** Class 7 claimants will receive no less than 100 % of their allowed claims through this plan.

☐ **Pot Plan.** Class 7 claimants are expected to receive \_\_\_\_ % of their allowed claims through this plan.

### Section 3. Executory Contracts and Unexpired Leases

**3.01.** Debtor assumes the executory contracts and unexpired leases listed below. Debtor shall directly make all post-petition payments to the other party to the executory contract or unexpired lease. Unless a different treatment is required by 11 U.S.C. §365(b)(1) and is set out in the Additional Provisions, Trustee shall pay in full all pre-petition defaults

Name of Other Party to Executory Contract Unexpired Lease	Description of Contract/Lease	Regular Monthly Payment	Pre-petition Default	Monthly Cure Payment
-NONE-				

**3.02.** Any executory contract or unexpired lease not listed in the table above is rejected. A proof of claim for any rejection damages shall be filed by the later of the claims bar date or thirty days after confirmation of this plan. Upon confirmation of this plan, the automatic stay is modified to allow the nondebtor party to a rejected, unexpired lease to obtain possession of leased property, to dispose of it under applicable law, and to exercise its rights against any nondebtor in the event of a default under applicable law or contract.

### Section 4. Miscellaneous Provisions

**4.01. Vesting of property.** Property of the estate will revert in Debtor upon confirmation.

If Debtor does not want the property to revert, Debtor must check the following box: ☐ SHALL NOT REVEST.

If the property of the estate does not revert in Debtor, Trustee is not required to file income tax returns for the estate, insure any estate property or make any of Debtor's ongoing, regular post-petition debt payments with the exception of monthly cure payments otherwise required by this plan. Upon completion of this plan, all property shall revert in Debtor.

Notwithstanding the reversion of property in Debtor, the court will retain its supervisory role post-confirmation to enforce Fed. R. Bankr. P. 3002.1 and provide any other relief necessary to effectuate this plan and the orderly administration of this case.

After the property reverts in Debtor, Debtor may sell, refinance or execute a loan modification regarding real or personal property without further order of the court with the approval of Trustee.

**4.02. Remedies upon default.** If Debtor defaults under this plan or does not complete this plan within 60 months, Trustee, or any other party in interest may request appropriate relief pursuant to Local Bankruptcy Rules. This relief may consist of, without limitation, dismissal of the case, conversion of the case to chapter 7, or relief from the automatic stay to pursue rights against collateral. If the court terminates the automatic stay to permit a Class 1 or 2 secured claim holder or a party to an executory contract or unexpired lease to proceed against its collateral, unless the court orders otherwise, Trustee shall make no further payments on account of such secured claim, executory contract or unexpired lease claim, and any portion of such secured claim not previously satisfied under this plan shall be treated as a Class 3 claim. Any deficiency remaining after the creditor's disposition of its collateral for which Debtor has personal liability shall be treated as a Class 7 claim subject to the timely filing of a proof of claim.

**4.03 Impermissible Provisions.** Notwithstanding any other term in this plan, Debtor does not seek through the confirmation and completion of this plan either a determination of the dischargeability of any debt or the discharge of any debt that is non-dischargeable as a matter of law in a Chapter 13 case under 11 U.S.C. §1328.

### Section 5. Additional Provisions

This plan is the court's standard plan form. Other than to insert text into designated spaces, expand tables to include additional claims,

or change the title to indicate the date of the plan or that the plan is a modified plan, the preprinted text of this form has not been altered. If there is an alteration, it will be given no effect. The signatures below are certifications that the standard plan form has not been altered.

Despite the foregoing, as long as consistent with the Bankruptcy Code, the Debtor may propose additional provisions that modify the preprinted text. All additional provisions shall be on a separate piece of paper appended at the end of this plan. Each additional provision shall be identified by a section number beginning with section 5.01 and indicate which section(s) of the standard plan form have been modified or affected.

Additional Provisions [choose one] are ☒ are not ☐ appended to this plan.

Dated: **August 13, 2013**

/s/ Vidal Aldaz Guitierrez

**Vidal Aldaz Guitierrez**

Debtor

/s/ Juana Aldaz

Debtor

**Juana Aldaz**

Dated: **August 13, 2013**

/s/ Eric M. Nixdorf

**Eric M. Nixdorf 172286**

Debtor's Attorney

#### **Section 5. Additional Provisions**

**5.01 The secured claims of Oakland Affordable Housing Group, LLC, the City of Oakland, the County of Alameda, Louis Sosa, and Bruce Amos as to the real property located at 619 - 15th Street in Oakland, CA shall be paid in full outside the plan from the proceeds from the sale of the property.**

**5.02 The plan shall incorporate any orders of the Court:**

**a. authorizing the Debtors to sell the property at 619 - 15th Street in Oakland, CA,**

**b. determining the value under non-bankruptcy law of the liens of Oakland Affordable Housing Group, LLC, the City of Oakland, the County of Alameda, Louis Sosa, and/or Bruce Amos secured by 619 - 15th Street in Oakland, CA, and/or**

**c. ordering the sale of the property located at 619- 15th Street in Oakland free and clear of the liens of Oakland Affordable Housing Group, LLC, Louis Sosa and/or Bruce Amos.**

**5.03 The plan shall incorporate any orders of the Court approving additional attorney fees and/or costs in excess of the initial fees described in paragraph 2.03 above as well as any Court orders allowing payment of part and/or all of any approved additional fees outside of the plan from estate property prior to confirmation.**